



City of Santa Barbara

2011

Consolidated Action Plan



Action Plan Table of Contents

GENERAL

Executive Summary	1
Housing and Community Development Strategic Plan	1
One Year Action Plan	2
Lead Agencies	4
Evaluation of Past Performance	4

General Questions	4
1. Geographic Area	4
2. Allocating Investments Basis	4
3. Actions to Obstacles in Meeting Underserved Needs	5
4. Federal, State Local, Public/Private Resources	6
Managing the Process	6
1. Lead Agency to Administer Programs	6
2. Plan Development	7
3. Coordination Between Public/Private Housing, Health and Social Services	7
Citizen Participation	8
1. Participation Process/Participating Organizations	8
2. Citizen Comments	13
3. Efforts to Broaden Public Participation	16
4. Comments Not Accepted	16
Institutional Structure	16
1. Steps to Develop Institutional Structure	17
Monitoring	18
1. Monitoring Actions	18
Lead-based Paint	19
1. Actions to Evaluate and Reduce Lead-based Paint	19

HOUSING

Specific Housing Objectives	19
1. Priorities and Objectives	19
2. Federal, State and Local Public/Private Resources	21
Needs of Public Housing	25
1. Addressing Needs of Public Housing	25
2. "Troubled" Public Housing Agency	27
Barriers to Affordable Housing	27
1. Actions to Remove Barriers	28

HOMELESS

Specific Homeless Prevention Elements	30
1. Sources of Funds	33
2. Homelessness Action Plan Narrative	33

3. Chronic Homelessness.....	36
4. Homelessness Prevention	37
5. Discharge Coordination Policy.....	37

Community Development

1. Priority Non-Housing Community Development Needs	38
2. Long-term and Short-term Community Development Objectives.....	38
Antipoverty Strategy.....	40
1. Actions to Reduce Poverty Level Families	40

NON-HOMELESS SPECIAL NEEDS HOUSING

1. Priorities and Objectives	40
2. Federal, State, Local, Public/Private Resources	41

OTHER NARRATIVE/APPENDICES

Affirmatively Further Fair Housing Policy & Procedures	41
Results of Analysis of Impediments to Fair Housing Choice	41
Measurable Goals for 2010-2011	41

Appendix A

Glossary of Terms

Appendix B

SF 424

CPMP Non-State Grantee Certifications

Specific CDBG Certifications

Specific HOME Certifications

Appendix To Certifications

Appendix C

Table 3A – Summary of Annual Objectives

Table 3B – Annual Affordable Housing Goals

Table 3C – List of Projects

Appendix D

Action Plan FY 2011 Funding Sources

Summary of CDBG Funds

Appendix E

Maps 1-13

LIST OF TABLES

Table I – Resources Expected to Be Available.....	6
Table II – Housing Delivery System Organizational Structure	17
Table V – Barriers to Affordable Housing	28
Table VII – Homeless Continuum of Care.....	36

City of Santa Barbara

2011 Action Plan

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June 2011

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2011 ACTION PLAN

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Santa Barbara's 2010-2014 Consolidated Plan constitutes a strategic vision for housing and community development. The goals are to assist low and moderate-income persons, provide decent housing, create suitable living environments, and expand economic opportunities. Included in the Consolidated Plan are broad five-year objectives and strategies to accomplish these goals. Specific identifiable benchmarks for measuring progress in realizing the City's vision are proposed in the Action Plan for 2011 as part of the strategy. The 2011 Action Plan includes application for funds under two different HUD formula programs (**Community Development Block Grant and the HOME Investment Partnership Program**). Current year entitlements combined with reallocations and repayments from prior years bring the total funding for FY 2011 to approximately \$2.13 million.

Housing and Community Development Strategic Plan

Vision for Change

The Strategic Plan brings needs and resources together in a coordinated housing and community development strategy. The strategy has been developed to achieve the following statutory goals for low-income residents: **provide decent housing, create suitable living environments, and expand economic opportunities.**

Housing and Community Development Objectives and Outcomes

DH-1 Availability/Accessibility for the Purpose of Providing Decent Housing

If needed, the Housing Rehabilitation Loan Program will provide emergency rehabilitation of substandard low to moderate income single-family units. The Housing Authority will renovate housing units owned by the Housing Authority. In addition, the City will support the Fair Housing Enforcement Program, Rental Housing Mediation Task Force, Legal Aid Foundation, and policies that help to overcome barriers to affordable housing.

DH-2 Affordability for the Purpose of providing Decent Housing

The City will combine funds from various sources including the Redevelopment Agency, HOME, private banks, and public housing development to create new housing. In addition, the Housing Rehabilitation Loan Program will rehabilitate substandard low to moderate income multi-unit housing.

SL-1 Accessibility for the Purpose of Creating Suitable Living Environments

The City supports programs which provide emergency shelter and transitional housing for homeless persons, prevent individuals and families from becoming homeless, help

homeless persons to transition to permanent housing, and provide permanent supportive housing.

SL-3 Sustainability for the Purpose of creating Suitable Living Environments

The City supports a variety of social services including neighborhood centers, and public facilities improvements.

EO-2 Affordability for the Purpose of Creating Economic Opportunities

The Community Development Loan Fund will provide small business loans to persons who do not qualify for conventional bank loans.

Anti-Poverty Strategy

The City of Santa Barbara's anti-poverty strategy includes both policy initiatives that address structural causes of poverty, and the funding of economic and social programs that enable low-income clients to move towards self-sufficiency and end the cycle of poverty. This is enabled through funding and management of the City's Human Services grants and related programs.

Housing and Community Development Resources

The City faces an enormous challenge in marshaling the resources necessary to implement its Plan. The Consolidated Plan contains an inventory of Federal, State, and local programs (both public and private) available to carryout the Plan.

Coordination of Strategic Plan

Coordination between public agencies providing housing resources, assisted housing providers, private and governmental health, mental health and service agencies are critical to the delivery of viable product/services. The Plan identifies the roles of the coordinating agencies, regular line agencies, the nonprofit entities, and private sector in developing affordable housing.

ONE-YEAR ACTION PLAN

The Action Plan identifies the proposed use of the \$2.13 million from the two formula grant programs (CDBG and HOME) and funds recaptured through "program income", and additional funds from local sources. Projects/programs that are operated citywide are noted as such. Most of the projects are concentrated in the most needy neighborhoods; those census tracts with 51% or more of the residents who are low- or moderate-income. Proposed FY 2011 CDBG and/or HOME projects are listed below:

- \$52,250 to Casa Esperanza for the operation of a homeless day center providing basic human services and supportive services for 1,500 homeless persons
- \$39,000 to Transition House for the operation of a transitional housing shelter that provides comprehensive anti-poverty, child day care, and supportive services for 375 homeless persons
- \$33,278 to Domestic Violence Solutions for the operation of an emergency shelter for 150 battered women and their children
- \$21,000 to Channel Islands YMCA "Noah's Anchorage", to assist in the operation of an emergency housing shelter for 195 homeless and disenfranchised youth
- \$10,243 to the City of Santa Barbara's Fair Housing Enforcement Program to respond to five inquiries and investigate reported cases of housing discrimination, as well as to educate the public on housing rights and responsibilities

- \$140,000 to the City of Santa Barbara's HOME Project for acquisition and rehabilitation of affordable rental and/or homeowner units
- \$300,000 for acquisition and/or new construction of a HOME Project for affordable housing
- \$50,000 in HOME program income funds for security deposit assistance to assist persons in securing permanent housing
- \$200,000 in HOME funds for tenant based rental assistance to assist homeless and special needs persons in securing permanent housing, including security Deposit Assistance
- \$39,179 to City of Santa Barbara's Rental Housing Mediation Program to provide 1,250 information services to landlords and tenants at risk of homelessness
- \$260,412 in FY 2011 entitlement and \$100,043 in CDBG reprogrammed funds for a total of \$360,455 to Neighborhood Improvement Task Force projects (NITF) to install access ramps and sidewalks in low-income neighborhoods, to install bus shelters at bus stops in low-income neighborhoods, improve safety by designing sidewalks in a low-moderate income neighborhood that currently has no sidewalks, to install security cameras at a neighborhood center beset by graffiti and crime, and install improved lighting at Ortega Park.
- \$250,000 in CDBG repayment and \$80,000 in FY 2011 HOME for a total of \$330,000 to Housing Rehabilitation Loan Program to provide capital improvement housing loans for low to moderate-income persons in order to provide emergency rehabilitation, maintain and upgrade the City's low-income housing stock by eliminating hazards to health and safety, improve neighborhoods and halting the deterioration of the structures.
- \$55,000 to Girls Incorporated to rehabilitate the kitchen at their center, which serves 185 low and moderate income young girls
- \$34,833 to Santa Barbara Neighborhood Clinics to rehabilitate the Westside Neighborhood Clinic that serves 4,211 low and moderate income clients
- \$5,375 to Council on Alcoholism and Drug Abuse to rehabilitate the Project Recovery building, which serves 2,540 low and moderate income persons with substance abuse issues and their families
- \$90,000 to Casa Esperanza to rehabilitate the Day Center's restrooms and flooring throughout the Center, which serves 1,500 homeless persons
- \$110,000 to Jewish Federation to rehabilitate the restrooms, replace the climate-control units and replace the roof at the community center, which serves 7,750 low and moderate income persons, including at-risk youth and elderly persons
- \$25,000 to Women's Economic Ventures to provide Self Employment Training Program scholarships to 11 low-moderate income persons to establish, stabilize or expand their micro-enterprise businesses.

The Plan contains a special action plan for housing in 2011, showing national and local sources of funds for housing activities, the categories of housing activities to be undertaken and a listing of the number of estimated housing units to be developed.

Lead Agencies

The lead agency is the City of Santa Barbara, Community Development Department, Housing and Redevelopment Division, (805) 564-5461. Other resources include the Santa Barbara City Housing Authority and Redevelopment Agency.

Evaluation of Past Performance

The 2011 Action Plan is the second for Santa Barbara's 2010-2014 Consolidated Plan. To date the City is on target to meet the goals of the first year of the five year plan. This will be reported in the Consolidated Annual Performance and Evaluation Report.

General Questions

- 1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.*

The geographic area of the jurisdiction is described in detail in the Community Profile section of the City's Consolidated Plan starting on page 7. The City of Santa Barbara utilizes CDBG and HOME funds for projects/programs operated citywide. However, the majority of the projects are concentrated in the most needy neighborhoods; those census tracts with 51% or more of the residents who are low or moderate income (census tracts 8.01, 8.02, 9, 10, 11.02 and 12.04). These areas are also areas of racial/minority concentration (see Maps 3 - 12). See Map 13 for a geographic representation of proposed FY 2011 CDBG and HOME projects.

- 2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.*

The geographic distribution of programs is indicated within each of the specific objectives. In general, the City has a policy to reduce geographic concentration of racial/ethnic minorities and low-income households. Because Santa Barbara is a small city that is essentially built-out, only "in-fill" projects may be constructed and any site made available anywhere in the City is evaluated. The projects and programs being implemented in this Plan provide the greatest benefit to residents in low-income census tracts.

The Housing and Homeless Needs Assessment of the Consolidated Plan discusses housing need by income category. Income levels are divided in to: extremely low-income; very low-income, and; low- and moderate-income households. Based on HUD recommendations, general relative priorities for funding will be as follows:

HIGH PRIORITY: Activities to address this need will be funded during the five-year period.

MEDIUM PRIORITY: If funds are available, activities to address this need may be funded by the City during the five-year period. The City may also use other sources of funds and take actions to locate other sources of funds.

LOW PRIORITY: It is not likely the City will fund activities to address this need during the five-year period.

The highest priority has been assigned to the needs of the lowest income residents, based on the assumption that in this high cost real estate market, they are at greater risk of displacement, homelessness or other serious housing situations due to limited financial resources and other limitations they may face.

Some of the non-housing community development needs found in HUD Table 2B of the Consolidated Plan are also addressed in the priorities. These needs were included based on public input to have these needs met immediately and based on the analysis of impediments to fair housing choice. The study of fair housing planning was conducted as an integral part of the Consolidated/Action Plan development.

3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

The Consolidated Plan identifies several obstacles in meeting underserved needs. Those can be found under the General Priority Needs Analysis and Strategies section. The major obstacles include the high and sustained demand for public services, as well as the lack of funding. To address these obstacles the City has developed the funding priorities described above in order to make the most use of the City's available resources.

4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Table I below summarizes the federal, state and local resources expected to be made this year to address the needs identified in the Five-Year Consolidated Plan.

TABLE I RESOURCES EXPECTED TO BE AVAILABLE			
Source	Program	Anticipated	Grantee
Federal	CDBG Entitlement	\$970,185	City**
	CDBG Reprogram	100,043	City
	CDBG Repayment	250,000	City/NP*
	HOME	762,919	City**
	HOME Repayment	\$50,000	H.A.
	Section 8	22,545,000	H.A.
	PH Capital Fund Program	868,382	H.A.
	Continuum of Care	566,460	H.A/NP*
	ARRA Loan Funds	1,656,604	H.A.
	LIHTC	4,914,115	H.A.
State	Redevelopment	\$2,750,000	H.A./NP*
Local	City Santa Barbara	334,156	County/NP*
	City Carpinteria	8,000	City/NP*
	City Goleta	17,000	City/NP*
	County General Fund	184,453	City/NP*
Other	Private Banks	\$378,000	NP*
Total		\$36,355,317	

*NP = Non-Profits; FP = Private, For-Profits/

**\$194,615 expected to be allocated for CDBG Program Admin., and \$76,292 expected to be allocated for HOME Admin.

Managing the Process

1. *Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.*

The Housing and Redevelopment Division of the City of Santa Barbara Community Development Department acted on behalf of the City as the lead agency for development of the 2011 Action Plan (AP). The Housing and Redevelopment Division is responsible for managing HUD grant programs, developing housing policy and information, as well as managing the Redevelopment Agency activities. The Division is responsible for a number of programs, including:

- Community Development Block Grant and Human Services Grants
- Affordable Housing Development
- Redevelopment Activity
- Housing Rehabilitation Loan program
- Fair Housing Enforcement
- Rental Housing Mediation

2. *Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.*

The City of Santa Barbara Community Development and Human Services Committee (CDHSC) served as the initial conduit for information gathering and plan review for this year's Action Plan (AP). In an effort to further broaden public participation of the AP, staff and the CDHSC had meetings with over 78 agencies/groups between September 2010 and March 2011. A public hearing was held on September 28, 2010 in the Community Development Meeting Room at 630 Garden Street. The hearing, which was noticed in two local newspapers, was held in the "early development stage" of the AP. Another public hearing was held on March 22, 2011 on the proposed activities to be included in the AP. The updated AP was made available for a 45-day period beginning March 17, 2011. All public meetings are properly noticed as per the Brown Act. All notices and agendas include the process to request accommodations or documents in alternate formats, if needed.

3. *Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.*

Coordination between public agencies providing housing resources, assisted housing providers, private and governmental health, mental health and human service agencies are critical to the delivery of viable products/services.

In an effort to enhance coordination, the City participates in the *South Coast Homeless Advisory Committee*, which meets monthly and is composed of a County Supervisor, Council members of the cities of Santa Barbara, Goleta, and Carpinteria, local homeless shelter providers, low-income housing providers, social service providers, homeless advocates and homeless representatives. These meetings are valuable to the Continuum of Care planning process since they facilitate the sharing and exchange of information in order to solve problems and create opportunities for homeless people specifically to localities. While there are local issues on the meeting agendas, there is the potential to share information County-wide through these meetings since some members also attend the *Santa Maria City/County Homeless Coalition* and the *Lompoc City/County Homeless Coalition*.

In addition, one of the roles of the CDHSC is to foster integration, coordination and cooperation of human service providers in the City of Santa Barbara in order to better serve human needs. Further, the City will encourage joint reviews of funding program guidelines and regulations. This will be undertaken to increase coordination between CDBG and other funding programs.

The City will encourage all programs and services which are funded or under its influence to participate and use the local Consolidated Transportation Service Agency and the Community Resource Information Services directory. This directory of local programs, services and referrals is a useful asset for all public and private agencies in improving product/service delivery to the public. Finally, the City has helped implement and helps support the Ten-year Plan to End Chronic Homelessness, which works to increase coordination of homeless service providers, housing providers and street outreach workers.

Citizen Participation

1. Provide a summary of the citizen participation process.

Elements of the Plan were developed with active citizen input, including a citizen advisory committee who participated in the development of the various sections of the Plan. Public hearings for input and review of the Plan were conducted on September 28, 2010 and March 22, 2011. The draft report was available for public review for a 45-day period beginning on March 17, 2011, and notice to that effect was provided in two newspapers and on the City's Web Page. Copies of the Plan were made available online at www.SantaBarbaraCa.gov in the Public Library, City Hall, and at the Community Development Department.

Hearing/Meeting Dates

Public Hearing, CDHSC:	September 28, 2010
Public Meeting, City Council:	November 9, 2010
Public Meetings, CDHSC:	February 1, 3, 8, 10, and 15, 2011
Public Hearing, City Council:	March 22, 2011

September 28, 2010: Public Hearing to solicit input on housing, social service and non-housing community development needs from the public.

November 9, 2010: City Council approved FY 2011 – 2012 combined CDBG and Human Services application process and priorities.

February 1, 3, 8, 10 and 15, 2011: Community Development and Human Services Committee held open interviews with applicants and developed recommendations.

March 22, 2011: Public Hearing was held on CDHSC Report on Funding Recommendations for FY 2011–2012 for CDBG and Human Services Funds

All public meetings were noticed as per the Brown Act. Notices included the process to request accommodations or documents in alternate formats, if needed.

The following agencies, groups and organizations participated in the development of the City of Santa Barbara's 2011 Consolidated Action Plan:

City of Santa Barbara City Council	Casa Esperanza
City of Santa Barbara Community Development Department	Casa Serena
City of Santa Barbara Parks and Recreation Department	Catholic Charities
City of Santa Barbara Public Works	Channel Islands YMCA
Community Development Human Services Committee	Child Abuse Listening & Mediation
Housing Authority of the City of Santa Barbara	City at Peace
County of Santa Barbara	Community Action Commission
AIDS Housing Santa Barbara	Community Kitchen
Academy of the Healing Arts	Council on Alcoholism and Drug Abuse
Alzheimer's Association	Domestic Violence Solutions for S.B. County
Bringing Our Community Home	Dyslexia Awareness & Resource Center
	Family Service Agency

Foodbank of Santa Barbara County
Food From the Heart
Friendship Center
Future Leaders of America
Girls Incorporated of Santa Barbara
Independent Living Resource Center
Jewish Federation
Legal Aid Foundation
Long Term Care Ombudsman
Mental Health Association
New Beginnings Counseling Center
Noah's Anchorage YMCA
Pacific Pride Foundation
People's Self-Help Housing
Planned Parenthood
Primo Boxing Club
Rental Housing Mediation Program
Santa Barbara Community Housing Corporation
Santa Barbara County DA – Victim Witness

Santa Barbara Neighborhood Clinics
Santa Barbara Police Activities League
Santa Barbara Rape Crisis Center
Santa Barbara Family Care Center
St. Vincent's
Storyteller Children's Center
The Boy's & Girl's Club
United Boy's & Girl's Club
Unitarian Society
Unity Shoppe
Transition House
Visiting Nurses & Hospice Care
WillBridge
Women's Economic Ventures
Youth CineMedia
yStrive for Youth

2. Provide a summary of citizen comments or views on the plan.

The following comments were received on the Action Plan:

1. Bill Batty of the Family Service Agency acknowledged staff and members of committee for a process that thorough and professional. He thanked the City, particularly during these difficult times when funding is eroding from all sources to nonprofits. From every dollar the City invests, they leverage many more. That's a good investment anytime and especially during these economic times.
2. Blanca Flor-Benedict, an adult volunteer with City At Peace thanked the City for continued support during tough times. We serve young people ages 13 through 18. As the names suggests, our group involves conflict resolution. We thank the Committee and the hours spent to come to these recommendations.
3. Marsha Bailey of Women's Economic Ventures thanked the staff and the Committee for all their hard work and long hours. Since its inception, WEV has served over 800 city residents in its self-employment training program and over 1,300 in all our programs. WEV loans have been made to low and moderate income clients both women and men who would be unable to get bank loans for a startup regardless of what the economy looks like.
4. Jennifer Griffin, Business Manager for Independent Living Resource Center, was proud to be standing before the Council to report that are in their 35th year of providing services to Santa Barbara. Those benefits include advocacy, information referral, benefits, housing assistance, and peer support to name a few. Our clients are provided support through a peer-to-peer module which is a person with a disability helping another with a disability.
5. Lynn Carlson of the YMCA youth's programs spoke for Noah's Anchorage -Youth Crisis Center and My Home, a brand new community supportive housing program. She also added her appreciation to the staff and the Community Development and Human Services Committee. Noah's Anchorage has been able to keep its doors open to homeless and runaway youth, and foster youth in this community for more than 35 years. In addition, you've been a part of that success.

6. Steve Cushman, Executive Director the Regional Chamber of Commerce, spoke on behalf of Youth CineMedia who didn't get funded this year. He said he understood that it's a tough year, but Osiris and Regina are two good friends who do wonderful work in the community and he has personally given money to them and so has the Chamber of Commerce. They will continue to give money because they help kids who otherwise would be in trouble. So he encouraged the Council to see if there is a way they could find money in the City's \$250 million budget to help them again this year.
7. Marilyn Petucci of Food from the Heart explained that her organization provides nutritious meals to people who are in medical trauma or have physical disability and were referred by our some of our other local nonprofits.
8. Elizabeth Lee from Community Action Commission thanked the City and the community volunteers and the staff for all that has been done for CAC. The funding is very important to CAC and to the seniors they feed and to the mobilization of the growing South Coast Task Force on Youth Gangs. She urged the Council to accept the recommendations of the Committee.
9. Michael Lafter, from the Jewish Federation, thanked the Community Development and Human Services Committee for the block grant recommended for the Jewish Federation Bronfman Center and Portraits of Survival that pairs at-risk youth gang members with holocaust survivors in learning lessons of life and sharing perspectives to help Santa Barbara's next generation. He told the Council that the recommended funding for the emergency repairs at the community center is desperately needed as the recent rains made clear. These funds would allow the Jewish Federation to continue to provide services to community members of all faiths, beliefs, religions, backgrounds, ages, and persuasion without any fees or costs for membership.
10. Randy Sunday of Sarah House thanked the CDHSC, the staff, and the City for the proposed funding. He supports the funding for Sarah House and for all the agencies getting funding this year. The need for Sarah House as a hospice for the dying poor is very strong. In 2010, they had 79 residents and 60 deaths and that was 33% more than the any year in the past. There is a waiting list. For 2010, Sarah House received the most outstanding hospice care award in the State from our professional peers, the California Hospice and Palliative Care Association.
11. Christian Tipples of Peoples' Self-Help Housing Corporation thanked the Council for the funding in the past and for, hopefully, in the future. Peoples' programs provide clinical case management to people transitioning out of homelessness and those at risk of homelessness in our affordable rental properties in the City of Santa Barbara.
12. Heidi Holly from the Friendship Center thanked the staff and volunteers for the arduous process in determining who should get funding. The Friendship Center provides adult day services for the aging and dependent adults in our community and respite for their caregivers.
13. Terry Alison from Storyteller Children's Center thanked the Committee and her colleagues who help provide services to the community. The Storyteller Children's Center serves children 18 months to 5 years and one of our goals is to close the achievement gap. Closing that achievement gap in elementary school and beyond starts well before those children enter kindergarten. They serve 70 children every day. They are following their children all the way through to third grade to make sure that they use the money you give us wisely. She encouraged the Council to visit Storyteller.
14. Rebecca Robertson from St. Vincent's said that St. Vincent's is the longest running nonprofit in Santa Barbara, starting in 1853. The Paths Program is for single women with children between the ages of one and five who would be homeless without their program.
15. Michael Collin, a Santa Barbara Community College film instructor, spoke regarding reinstating funding for Youth CineMedia.

16. Two girls from Future Leaders of America introduced themselves as Anjelica Dominguez and Karen Arsenide. They thanked the City for their support for FLA and for having put youth as a priority. They supported the Committee's recommendation and appreciated the hard work and hours put into best serving the needs of our community.
17. Elizabeth Rumell from CALM thanked the Council for their many years of support of CALM and hoped for continued support. As an indication of the need in these hard financial times, their program for abused children serves people who have no other financial means of supporting their treatment.
18. Chuck Smith, who volunteers at Los Prietos Boys Camp, wished the Council could find a way to fund Youth CineMedia.
19. Regina Ruiz, Co-Director of Youth CineMedia, stated that they are currently serving about 130 at-risk youth. They range from junior high to high school to college level. At this point, Youth CineMedia has other funding. The Fund for Santa Barbara is approving a grant they recently applied for. The funding from the City is appreciated and she asked that it be continued. It is vital the City continue to support them because of the message it sends. It tells our families and some of the most at-risk families that they are worth the investment. President Kennedy once said "our children are our most valuable resource and our best hope for the future." Please give the children a future.
20. Markitos Arrevayo, youth from Youth CineMedia, introduced himself as Marko. He likes going to Youth CineMedia. He likes making documentaries about the environment. He asked the Council to keep on funding Youth CineMedia. He also wanted to be able go on their Sunday hikes.
21. Gary Linker, director of New Beginnings, state that they run the RV Safe Parking project. We are very appreciative of the hard work of the Committee and all the staff and thank everyone. They now have grown to 24 sites and 110 people nightly, getting their clients off the streets and giving them a safe place to park. They are very actively involved with getting people off the streets and into housing. Year to date, we have placed 63 people in housing and another 19 in jobs. We have had tremendous cooperation from the Santa Barbara City Housing Authority. We appreciate your support of all the people who are working with homeless issues.
22. Nancy Edmundson of the Unitarian Society and the Freedom Warming Centers stated that they appreciate the City staff for all their hard work and humbled by the contribution by the Committee. The Warming Center is serving some of the most vulnerable among us.
23. Ann Marie Cameron of the Mental Health Association stated that they are so proud and grateful to be recommended for funding from these essential funds. She joined the rest of her colleagues in the resounding accolades to the staff and the dedicated volunteers who have labored over those recommendations.
24. Magda Arroyo from the Westside Boys and Girls Club told the Council that the Santa Barbara Westside Center has had quite a facelift. They have opened their Music Box – Notes for Notes. She thanked the Council for their continued support with their teen programs.
25. Junior Forest attends Note for Notes. He told the Council he's not leaving because he just loves that place. He thanked the Council.
26. Jennifer Freed, co-director of the Academy of Healing Arts, is one of 16 staff serving over 900 teens. The bottom line is that the Council cares about our youth as much as they do. With families stressed more than ever, they are a safe haven where youth come after school and during school to learn to be better citizens.
27. Geof Bard endorsed Casa Esperanza and its very capable Executive Director, Michael Foley, who he feels is very accountable to the community. He wanted to also express confidence in Gary Linker and his program.

3. *Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.*

In order to broaden public participation in the development of the Consolidated Plan, the Community Development and Human Services Committee consists of 13 members who represent specific areas and interests of the community including the disabled community, senior community, Latino community, African-American community, housing interests, and each of the four low-income neighborhoods in the City. Each Community Development and Human Services Committee meeting is properly noticed and is open to the public. Public Hearings are widely announced and publicized.

In addition, the City's Neighborhood Improvement Task Force met with the three advisory committees located in low/moderate income census tracts, and other neighborhood groups. At these meetings, citizens identified and prioritized capital project applications to be submitted for review by the Committee. The local Independent Living Resource Center receives city funding to assist residents in their efforts to achieve the highest level of independence possible through direct consumer driven services (including interpretation), along with eliminating barriers that prevent their participation in activities of daily living. The City's Consolidated Plan, Action Plan, Consolidated Annual Performance Evaluation Report and Citizen Participation Plan will be made available in alternative formats accessible to persons with limited English proficiency or disabilities, upon request, by contacting the Housing and Redevelopment Division at 630 Garden Street, at (805) 564-5461, or estotts@SantaBarbaraCa.gov.

4. *Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.*

All comments were accepted and considered in the development of the Action Plan.

Institutional Structure

1. **Describe actions that will take place during the next year to develop institutional structure.**

Table II below shows the City of Santa Barbara's description of local institutional structure. The description includes private industry, nonprofit organizations and public institutions through which affordable and supportive housing is carried out. The institutional structure description assessed the existing strengths and gaps in the delivery system and set forth a plan for improvement. In this section, the City further describes the actions which will be undertaken as part of that plan to eliminate the identified gaps and to strengthen, coordinate and integrate the institutions and delivery systems.

**TABLE II
HOUSING DELIVERY SYSTEM
ORGANIZATIONAL STRUCTURE**

Institution	Strengths	Weaknesses
Public		
City Community Development Department	-Housing Rehabilitation Program -Planning Skills -Development Finance -Leadership/Technical Assistance -Housing/Social Services -Homeownership Program Advice	-Complex Regulations -Small Staff
County Department of Resource Management	-Planning Skills -Homeownership Program -Leadership/Technical Advice	-Limited Development -Overextended Staff
City Housing Authority	-Property Management, Rental Subsidy -Development Skills -Housing/Social Services	-Over Regulated by HUD
County Mental Health Department	-Finance/Technical -Outreach	-Excessive Paperwork
City Human Services	Child Care Program Housing/Social Services	-Coordinate with County
County Housing Authority	-Property Management, Rental Subsidy -Housing/Social Services	-Over Regulated by HUD
Private		
Banks & Savings Institutions (Lenders)	-General Skills in Underwriting, -Some Banks Strong on Community Reinvestment Act (CRA)	-Little Outreach -Some Weak on CRA
Business	-Some Employee-targeted Housing -Some Partnership with Public -Community Interest	-Limited Knowledge of - Housing
Developers	-Development Skills -Some Partnership with Public -Awareness of Housing Market	-Interested in Upper Income
Contractors	-Knowledge of Construction Factors Including Cost and Rehab	-Interested in Upper Income

A technical working committee called the Cities-County Joint Affordable Housing Task Group meets on a regular basis to share information and address regional housing issues. The group consists of elected officials from the County of Santa Barbara and the Cities of Santa Barbara, Carpinteria and Goleta, as well as staff from the City and County Housing Authorities, the Metropolitan Transit District and local housing providers.

In addition, the City participates in the *South Coast Homeless Advisory Committee*, which meets monthly and is composed of a County Supervisor, Councilmembers of the cities of Santa Barbara, Goleta, and Carpinteria, local homeless shelter providers, low-income housing providers, social service providers, homeless advocates and homeless representatives. These meetings are valuable to the Continuum of Care planning process since they facilitate the sharing and exchange of information in order to solve problems and create opportunities for homeless people specifically to localities. While there are local issues on the meeting agendas, there is the potential to share information County-wide through these meetings since some members also attend the

Santa Maria City/County Homeless Coalition and the Lompoc City/County Homeless Coalition.

The Housing Authority of the City of Santa Barbara is under the jurisdiction of the City. The Housing Authority Commissioners are appointed by the Mayor and confirmed by the City Council. The City works closely with the Housing Authority in developing and maintaining Housing Authority rental stock. The Housing Authority is treated like any developer and must have any new developments approved through the regular planning/permitting process.

Public institutions (City and County) are continuing to streamline the regulations for development. Banks and savings institutions have continued to assist community programs as part of meeting their obligations under the Community Reinvestment Act (CRA). The banks are enhancing their CRA performance by assisting and funding the Community Development Loan Fund operated by Women's Economic Ventures and serving on the Community Development Human Services Committee.

Monitoring

- 1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.*

Community Development Staff monitor project activities on a regular basis to ensure compliance with program requirements, including timely expenditure of CDBG and HOME funds. The Community Development and Human Services Committee will not recommend funding for a CDBG project without assurance that it can be completed within the fiscal year money is granted.

Monthly desk monitoring is performed when Public Service sub grantees submit monthly progress reports documenting clients served, expenses, and achievement of specific goals and objectives. During the program year, staff conducts CDBG and HOME project on-site monitoring visits, where they observe the operation and management of the projects. On an annual basis, members of the Community Development and Human Services Committee conduct site visits to each funded project.

Capital projects are monitored by regular status and fiscal reports for Davis/Bacon requirements throughout the course of the project, as well as frequent site visits by staff. HOME projects are monitored yearly following HUD approved guidelines.

In addition to monthly reports, year-end or project completion reports are required of all subgrantee agencies. Staff utilizes these reports in completing performance reports which are shared with the community at a public hearing and ultimately submitted to HUD.

During the period of affordability, the City will perform on-site inspections of HOME-assisted rental housing units to insure compliance with all HOME program requirements. HOME-assisted owner-occupied units are required to submit an annual compliance form.

A CDBG Administrative Manual will be finalized and the Citizen Participation Plan and the Sub-recipient Manual will be updated. These documents will be made available to the public and distributed to inform the public and all participants of HUD regulations and City's policies and procedures. They will be made available on the City's web site www.santabarbaraca.gov and in alternative formats accessible to persons with limited English proficiency or disabilities, upon request, by contacting the Housing and Redevelopment Division at 630 Garden Street, by phone at (805) 564-5461, or by email to estotts@SantaBarbaraCa.gov.

Lead-based Paint

- 1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.*

The following actions will be undertaken over the coming year to evaluate and reduce lead-based paint hazards.

1. The City of Santa Barbara Home Rehab Program will test for lead-based paint hazards whenever a housing unit is being evaluated on rehabilitation needs.
2. If lead-based paint is found to be a hazard, necessary risk reduction will be discussed with the unit owner.
3. Where lead-based paint is determined to constitute a hazard and the property owner qualifies for a CDBG loan, additional CDBG funds will be granted to reduce or eliminate the hazard.
4. The City maintains informational brochures on the dangers of lead-based paint. Brochures will be distributed to local real estate offices.

HOUSING

Specific Housing Objectives

- 1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.*

Two of the City's long-term strategic objectives are specific to the maintenance and development of affordable housing.

DH-1 - Availability/Accessibility of Decent Housing

Categories of Residents to be Assisted:

- Homeless
- Very Low, Low and Moderate Income Homeowners
- Very Low, Low Income Renters
- Elderly
- Large Family/Overcrowded
- Persons with Disabilities/Special Needs/AIDS Houses/Frail Elderly
- Female Heads of Household

- Small Families
- Minority-headed households
- Very Low Income and Low Income

CDBG/HOME Entitlement/Repayment Funded Activities (See Table 3A):

DH-1.1 Home Rehabilitation Loan Program Single Unit

If needed, provide emergency rehabilitation of substandard single-family units located in census tracts 8.01, 8.02, 9, 10, 11.02 and 12.04 where large numbers of low income, minority and persons with disabilities reside. Urgent repairs that could eliminate hazards to health and safety and halt deterioration of a structure to increase its useful life are the main priority of the program. Lead-based paint abatement is a component of the program and every unit rehabilitated will be tested. Elimination or encapsulation remedies are implemented if lead is detected.

DH-1.2 Fair Housing/Discrimination Program will respond to five inquiries, investigate reported cases of housing discrimination and educate the public on housing rights and responsibilities. This program helps eliminate barriers to housing and prevent homelessness, especially for minorities and small and large families who rent their housing. Rental Housing Mediation Task Force will assist 1,250 client callers for any person in a rental housing situation to prevent the possibility of displacement/homelessness. This program serves many low and very low-income renter households.

Non CDBG/HOME Funded Activities:

1. The City's Housing Authority will renovate approximately 20 existing Public Housing units owned by the Housing Authority and occupied by low -income persons and will undertake numerous development improvements on several properties, such as roofing, window replacement, siding replacement and site infrastructure improvements. Additionally, the Housing Authority will initiate several management improvements and resident initiatives. Funds for these efforts will come from HUD's Capital Fund Program (CFP) for HUD Assisted public housing, and replacement reserves for its non-HUD public housing units. The Housing Authority assists very low and low-income renters comprised of families, elderly, and disabled households.

2. Legal Aid Foundation will provide legal services for 350 low-income households residing in the low-income census tracts who need legal assistance in elder law, family law, public benefits and housing (uninhabitable, eviction, unlawful detainer, etc.).

**Table III
Funding Programs and Resources Reasonably Expected to
be Available:**

Funding Source	Amount
CDBG Entitlement	\$49,422
City General Fund	\$43,000
County General Fund	\$25,000
City of Carpinteria	\$8,000
City of Goleta	\$17,000
Capital Fund Program (CFP)	\$868,382
CDBG Repayment (HRLP)	\$100,000

Geographic Distribution: Citywide

DH-2 Affordability for the Purpose of providing Decent Housing

Categories of Resident to be Assisted:

- Elderly/Frail Elderly
- Very Low Income
- Large Family
- Homeless
- Special Needs/Persons with Disabilities/AIDS diagnosed
- Female Heads of Households
- Renters
- Small Family
- Owners
- Low Income
- Moderate Income
- Minority Households

CDBG/HOME Entitlement/Repayment Funded Activities (See Table 3A):

DH-2.1 The City's Housing Rehabilitation Loan Program Multi Unit (HRLP) will rehabilitate 20 units of substandard multi-unit homes during the fiscal year. Health and safety hazards are the main priorities of the program. Evaluating the energy efficiency of housing for lower-income households and achieving lower overall housing costs by reducing energy costs is also part of the program. Lead-based paint abatement is a component of the program and every unit selected for rehab is tested. Elimination or encapsulation remedies are implemented if lead is detected. Program income generated by rehabilitation loan repayments will be reused by the HRLP.

DH-2.2 HOME new affordable housing acquisition and rehabilitation program will acquire and rehabilitate 2 low-income and/or owner housing units (See Table 3A).

DH-2.3 HOME new affordable housing construction program will construct 3 low-income rental and homeowner housing units (See Table 3A). Construction was

completed in April 2011, at Artisan Court, the City Housing Authority's development of 56 studio/efficiency units located in the downtown area, at 416-424 East Cota Street. The City of Santa Barbara has provided HOME funding and the City Redevelopment Agency provided RDA funding. This funding assisted with the purchase of the land as well as construction of the new development. The other major funding sources for this development are the Low-Income Housing Tax Credit program and ARRA Loan Funds in the amount of \$11,767,777. The populations served are: 1) special-needs households (youth aging out of foster care and homeless/at risk of homelessness), and 2) low-income downtown workers. The 56 studio units are 450 square feet each. Other project amenities include free high-speed internet service to each unit, on-site supportive services, a community room, program office space and 40 on-site parking spaces.

DH-2.4 HOME Security Deposit Assistance program will provide security deposit assistance to assist persons in securing permanent rental housing (See Table 3A).

DH-2.5 HOME Tenant-Based Rental Assistance program will provide rental assistance to homeless and special needs persons in order to secure permanent rental housing (See Table 3A).

The following table depicts the proposed use of 2011-2012 HOME Program funds.

	Total HOME	Rental	Owner	Match Use
New Construction (DH-2.3)	300,000	200,000	100,000	120,000
Acquisition – Rehab (DH-2.2)	106,627	71,627	35,000	80,000
Tenant-Based Rental Assistance (DH-2.5)	200,000	200,000	--	--
Housing Rehabilitation (DH- 2.1)	80,000	80,000	--	--
HOME Admin	76,292	--	--	--
TOTAL	\$762, 919	\$551,627	\$135,000	\$200,000*

* We have a substantial HOME match excess, so FY 2011 projects may or may not generate additional match income.

The \$300,000 will be used for acquisition and/or new construction of affordable housing. There will be approximately three new home ownership units developed in the fiscal year, with approximately one being a minority homeowner. The \$106,627 will be used for acquisition and rehabilitation of rental and/or homeowner units. The \$200,000 will be used for rental assistance to assist homeless persons and other special needs groups in securing permanent rental housing. The \$80,000 will be used to rehabilitate substandard multi-family units.

HOME Match Narrative

The City will make contributions that qualify as matching contributions pursuant to Section 92.218 of the HOME Final Rule. The form of the matching contributions will be consistent with Section 92.217 of the HOME Final Rule. All matching contributions will be used for affordable housing that meets requirements established under Section 92.219 of the HOME Final Rule. Excess match contributions made in any given year will be rolled over to the following year.

CHDOs and HOME

The City of Santa Barbara continues to work to identify CHDOs eligible for the 15 percent required set-aside, and to provide technical assistance in the requirements and opportunities presented by the HOME Program. Several nonprofit organizations have been identified and utilized as CHDOs. The City will work with the organizations further when they identify specific projects for funding. The potential funding for CHDOs is identified in the following table.

Activity	Proposed Use of HOME Funds	Amount to CHDOs
Acquisition/New Construction	\$300,000	\$45,000
Acquisition - Rehabilitation	\$106,627	\$15,994

To date the City has assisted CHDOs by informing them of relevant HUD trainings, providing them written material explaining the requirements for Board membership and Bylaws, and providing technical assistance on projects. The City continues to expand its list of potential CHDOs.

Market Conditions

The local market conditions that lead to use of HOME funds for tenant based rental assistance are outlined in the City's Consolidated Plan under Housing Market Analysis and Homeless Needs Assessment of the Plan (i.e. high rents, large number on Housing Authority waiting list for Section 8, low vacancy rates). In addition, as noted in the Housing and Homeless Needs Assessment section, extremely low- and very low-income persons have a severe cost burden because they pay over 50% of their income for rent and they need financial assistance in order to keep their housing. Likewise, the Housing and Homeless Needs Assessment section indicates that homeless persons and special needs groups need rental assistance to help them get into housing.

Policies and Procedures

The City revised its Affordable Housing Policies and Procedures in January 2010, which assure that HOME funds will not be invested in an amount greater than that necessary to provide affordable housing.

Homebuyer Activities

The City proposes to use HOME funds for homebuyer activities. Written agreements exist between the City, developer and individual homebuyer. Requirements consistent with the HOME Final Rule are incorporated into affordability covenants recorded against the property. The affordability period imposed by the City far exceeds the minimum period established in the HOME Final Rule. The City follows the Resale provisions (and not the Recapture provisions) as established in the HOME Final Rule and does not presume that market rate ownership housing exists in any area of the City that would be affordable to low-income households without the imposition of enforcement mechanisms.

Our affordability covenants include the following provisions:

1. Language requiring that the housing is made available for subsequent purchase only to another low income buyer
2. Owner must occupy their home as a principal residence
3. Owners who sell their homes are guaranteed a fair return on their investment (including original purchase price and capital improvements)
4. Unit will remain affordable to a range of low-income household buyers

5. The affordability period exceeds the minimum period established in the HOME Final Rule. The period is 90 years. If the property is sold before the initial 90-year term has expired, then the new buyer signs a new 90-year covenant. (In no event will the term extend more than 90 years from the date of initial occupancy of the affordable unit).

Minority Outreach Program

The City has updated its Minority Outreach Program to correspond with the HOME regulations. Specific actions to be taken will comply with 24 CFR Section 85.36(e). The City will:

1. Place qualified minority businesses and women's business enterprises on solicitation lists;
2. Assure that minority businesses and women's business enterprises are solicited whenever they are potential sources;
3. Divide total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by minority businesses and women's enterprises;
4. Establish delivery schedules, when feasible, which encourage participation by minority businesses and women's business enterprises;
5. Use the services and assistance of the Small Business Administration, and the Minority Business Development Agency of the Department of Commerce; and
6. Require prime contractors, if subcontracts are to be let, to take the affirmative actions specified herein.

Affirmative Marketing Requirements

The City has implemented an Affirmative Marketing Requirements for projects containing 5 or more HOME assisted units. This program includes advertising, on-site staff training, recordkeeping and application & selection process. It is overseen by the Housing Programs Supervisor.

Types of Investments

The City invests HOME funds consistent with 24 CFR 92.205(b). The majority of investments consist of deferred payment loans or grants.

Non CDBG/HOME-Funded Activities

1. The City Housing Authority will provide 2,080 Section 8 Housing Choice Rental Vouchers to very low-income persons/families who are City residents as well as 100 units of assistance under the Shelter Plus Care Program. Both Programs are anticipated to be fully utilized at 100% occupancy during the City's Fiscal Year.

Additionally, the Housing Authority purchased a 47,485 sq. ft. (1.09 acres) property located at 512 Bath Street (AKA Bradley Studios) in downtown Santa Barbara. The acquisition of this development was made possible by a prior-year low interest deferred loan from the City Redevelopment Agency in the amount of \$4,800,000. The development plan for this property includes 53 studio apartments and one 2-bedroom manager's apartment. The populations to be served at this development will include a mix of low-income downtown workers and low-income special needs populations including those that are homeless or formerly homeless and youth aging out of foster care. The Housing Authority anticipates has received development entitlements and submitted a Low-Income Housing Tax Credit application to provide for the majority

source of funds for construction. If the successful in obtaining the tax credits, the Housing Authority anticipates starting construction in September 2011.

Table IV
Funding Programs and Resources Reasonably Expected to be Available:

Funding Source	Amount
HOME Program	\$762,919
HOME Repayment	\$50,000
Home Rehabilitation Loan Repayment/Program Income	\$150,000
Rental Vouchers – Section 8	\$22,545,000
ARRA Loan Funds	\$1,656,604
LIHTC	\$4,914,115
Local Funds - RDA	\$2,750,000

Geographic Distribution: Citywide

- 3. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.*

See the list of anticipated FY 2010 funding for affordable housing activities in the answer above.

Needs of Public Housing

- 1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.*

Management and Operation of Public Housing

The Housing Authority of the City of Santa Barbara is a local public agency that provides safe, decent, and quality affordable housing and supportive services to eligible persons with limited incomes, through a variety of federal, state, local and private resources. The Housing Authority Commissioners are appointed by the City Council. In this section, the City describes actions by the Housing Authority to improve the management and operation of public housing. It will also address efforts to improve the living environment of Housing Authority tenants.

The Housing Authority continues to operate a Resident Services Department which works with Housing Authority tenants to address their needs with respect to self-sufficiency, coordination of job training, educational efforts, youth activities, and home ownership counseling. Improved management and operation by the Housing Authority has begun and will continue as new ideas are developed into work plans. The Resident Services department seeks federal, state and local grant funding annually in order to facilitate the delivery of these services and activities. Additionally, a new affiliate non-

profit, 2nd Story Associates, has been formed to seek additional funding opportunities for resident services programs.

The Housing Authority's Five-Year Action Plan, for the period of April 1, 2009 through March 31, 2014 examines the community's affordable housing needs and charts the Authority's course to help address these needs by establishing measurable goals and objectives for improving operations and furthering its mission to provide affordable housing. In addition, HUD has a management tool known as the Public Housing Assessment System (PHAS). This is a rating system that targets program delivery, management operations in general and the physical condition of our public housing units. One component of this system is a random survey sent by HUD to a statistically valid sample of residents. This survey asks the tenants to rate the agency on several factors that include the physical maintenance of the units and developments, general security, customer satisfaction as to timeliness of work orders and resident involvement. Using the results of the survey, The Housing Authority is able to target specific areas that need attention.

Living Environment of Public Housing Residents

The Santa Barbara City Housing Authority has received national recognition for the excellent quality of its public housing stock.

The Housing Authority continues to upgrade and redesign site layout and landscaping at many of the Housing Authority units/projects. New drought tolerant plants and shrubs continue to improve the living environment. The Housing Authority received \$868,382 for FY 2010 from the standard Capital Fund Program (CFP) from HUD. These funds will be used to significantly upgrade, rehab and enhance developments in the City. Related management improvements are also being implemented. The Housing Authority also makes extensive use of its Resident Council. Resident empowerment is high on the list of the Housing Authority objectives. It is being realized through both educational and programs, youth conferences, summer art programs for children, gardening projects and other youth activities.

The Housing Authority will be working with HUD to reposition its Public Housing developments from the Federal Public Housing program to the Authority's Non-HUD program. The units will continue to be rented to the existing residents and will remain available to low-income households. To preserve the affordability of the units whereby the residents pay no more than 30% of their income, the Housing Authority will be requesting Section 8 Housing Choice Vouchers for all 494 Public Housing Units. A series of resident meetings will be held for all residents to inform them of this proposed change and to take input. This repositioning plan will allow the Housing Authority to raise much needed capital to ensure needed rehabilitation of properties can occur and long term viability of these developments is preserved.

Public Housing Resident Initiatives

In this section, the City describes the activities to be undertaken during the fiscal year in coordination with the local Housing Authority to encourage tenant involvement in management and efforts to encourage tenant participation in homeownership.

The Housing Authority was granted a renewal of its existing Shelter Plus Care Sponsor Based grant for FY 2010.

In general, the Housing Authority has empowered a Resident Council/Resident Advisory Board to serve as a focal point of information and feedback to the Housing Management and Property Development Departments. Periodic resident surveys are coordinated by the Resident Council to solicit valuable input from those who might not otherwise voice their opinions. The role of the Resident Council is invaluable as it affects current and future program/grant evaluation and development.

The Housing Authority is also operating a Family Self-Sufficiency Program (FSS). The Housing Authority currently has 167 participants on the FSS program and continues marketing efforts to increase FSS participation to 175 households during the next year. This program is designed to allow Section 8 participants and public housing tenants to move up and out of assisted housing. Of particular note is the fact that a high number of the Housing Authority's current FSS participants have set up their own businesses, pursued higher education and enhanced employment opportunities. To date, one-hundred-eighty-five (185) residents have graduated from the Family Self-Sufficiency program and thirty-nine (39) now own their own homes and another sixty-five (65) are off all forms of housing assistance. In addition, fifty-four (54) families own their own businesses.

The Housing Authority also has two tenant participants on the Housing Authority Commission/Board of Directors. The Housing Authority also will continue to coordinate a resident council for the tenants. The Housing Authority is also represented on the City's Community Development and Human Services Committee which oversees the CDBG funding process and recommends funding allocations to the City Council.

2. *If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.*

N/A. The Housing Authority of the City of Santa Barbara achieved "High Performer" status from HUD for FY 2010 and expects to achieve the same rating for 2011.

Barriers to Affordable Housing

1. *Describe the actions that will take place during the next year to remove barriers to affordable housing.*

Government regulation, while a necessary and inevitable activity, can have a limiting effect on attempts to provide affordable housing. This section identifies those public policies, rules, and regulations which have a negative impact on the availability of affordable housing. It outlines actions to remove or ameliorate those negative effects, as identified in the City's Analysis of Impediments to Fair Housing Choice. Table V, next page, lists the identified barriers to affordable housing.

**TABLE V
BARRIERS TO AFFORDABLE HOUSING**

BARRIER	DESCRIPTION	STRATEGY
MARKET		
High cost of land	Land costs of \$100-200 per sq. foot due to desirability of area for upper income.	Program to buy down cost of land for single and multi-family project. RDA, tax-exempt, CDBG, linkage and in lieu fees.
High market price/rents	Median price of single-family home is approximately \$800,000. Median rent is \$1,700 for 2-bedroom unit.	Moderate: Program to write down land cost for new construction results in overall lower housing units. Resale controls for subsidized units. Second mortgage program for units constructed with local subsidy. Mortgage revenue bonds when feasible. Low: Tax exempt and RDA subsidies for purchase of multi-family structures to lower rents. Rent subsidies through Section 8.
Low vacancy in low cost units	The lowest cost rental units have the most competition.	Rental: Buy market-rate projects for conversion to low income. New construction of low-income housing. Owner: New construction with subsidies/second mortgages.
PHYSICAL		
Limited land available	Geographic barriers and political boundaries limit land availability.	Infill projects where possible. Government surplus land conversion to housing. Preserve residential land. High density if appropriate.
Age of housing stock	Housing stock in older community in danger of being lost to marketplace.	Housing rehab program.
INSTITUTIONAL		
High construction standards	Some standards, such as unit size, exceed minimum health and safety needs.	Consider lowering standards, such as has already been done for parking requirements for seniors and minimum unit size for supportive housing. Provide subsidies to compensate for added cost.
Zoning	Some residential areas zoned commercial. Present zoning already allows mixed use, high density for affordable.	Preserve residential areas through residential zoning. Use provisions facilitating affordable (see social/political).
Continuing decline in non-local sources of housing funds.	Tax law changes, decline in Federal and State programs limit available assistance.	Continue attempt to expand sources of funds for housing through new and innovative programs. Support tax law changes.
SOCIAL/POLITICAL		
NIMBY/ Exclusivity	Vote in 1970's limited City population. Some neighborhood resistance to higher density.	Consider allowing higher densities in excess of City population limit for affordable housing.
Locational factors	Older parts of town have highest accumulation of low income.	Continue policy of scattered site development of affordable housing.

High Cost of Land (Housing)

The high cost of land and housing has been documented in the 2010–2014 Consolidated Plan. To help with this, **the City will continue to operate programs that provide financial assistance to buy down the cost of land.** The program will assist both single and multi-family projects. Funds from the City Redevelopment Agency, HOME and Community Development Block Grant will be used.

High Market Price for Homes and Rentals

Both low and moderate-income persons/families will be assisted through the use of Redevelopment Agency subsidies. Low-income persons/families will be assisted by providing subsidies to assist in the purchase of multi-family structures. Through the purchase or development of multi-family structures, rents can be lowered and the units rented through Section 8. Writing down land cost for new construction will assist moderate income. This will result in overall lower housing costs. Through the use of resale controls, subsidized units will continue to be available to moderate income for many years.

Low Vacancy Rates in Low Cost Units.

The City will continue to make Redevelopment Agency funds available for projects that involve buying market-rate projects for conversion into low-income rental units.

Limited Land Available

The City will continue to encourage infill projects where they are possible and appropriate. Any government land that is identified as surplus will be made available to affordable housing first and only sold to the general public if there is no interest from the housing providers. Zoning will be used to help preserve residential land, and higher densities will be explored, including bonus density, in various areas proximate to downtown and transportation corridors.

Age of Housing Stock

The City will continue to operate the Housing Rehabilitation Loan Program. Multi-family structures will be upgraded and if needed, substandard single-family units will be provided emergency rehabilitation. The rehabilitated units will prevent affordable housing units from being lost to the market place by allowing the low-income people living in the units to continue to live in safe and decent housing.

High Construction Standards

The City has adopted and enforces the Uniform Building Code, the National Electric Code, the Uniform Mechanical Code, and the Uniform Plumbing Code which ensure that all housing units are built to specified standards. Some standards, such as unit size, exceed minimum health and safety needs while increasing the cost of construction. **In order to help keep down housing costs and to make the construction of affordable housing more appealing to developers, the City will consider lowering standards, as has already been done for parking requirements for seniors and minimum unit size for supportive housing.**

Zoning

Many residential areas are threatened with the possibility of slowly being converted to commercial use, since the City's present zoning ordinance allows for mixed use of land in several residential neighborhoods. **The City will attempt to preserve these areas by designating them residential and by encouraging residential in commercial areas.**

Zoning which limits the density of housing units presents another barrier to affordable housing. Restricting the number of units which can be built on a particular piece of land means that high land costs must be absorbed by fewer housing units than might otherwise be economically feasible. This causes the cost of an individual unit to rise. Allowing higher density would permit the private market to develop housing at a lower cost per unit; however, higher density does not necessarily result in lower-priced units, as the housing market determines the price at which a unit will sell. **The City, through its Bonus Density Program, will allow increased density in return for price/rent controls on some or all of the units in a development. Granting bonus density units to projects can reduce the costs per unit significantly and allow the development of some or all of the units as affordable to low or moderate income households.**

Decline in Non-Local Sources of Housing Funds

Changes in the tax laws, in addition to a decline in federal and state programs that provide funding for affordable housing have limited the amount of assistance available for housing activities. **The City will attempt to expand sources of housing funds through new and innovative programs and will support tax law changes.**

NIMBY/Exclusivity

The City will continue to allow higher densities to make affordable housing feasible, while also continuing to require high standards of construction and design to fit projects into established neighborhoods.

Locational Factors

Clustering of affordable projects in particular neighborhoods will be discouraged. Policies to require scattered site development will continue to guide the location of affordable housing sites.

HOMELESS

Specific Homeless Prevention Elements

1. *Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.*

One of the City's long-term strategic objectives is specific to preventing and ending homelessness.

SL-1 Accessibility for the Purpose of Creating Suitable Living Environments

Categories of Resident to be Assisted:

- Homeless
- Homeless with Children
- Low Income
- Special Needs
- Elderly
- Frail Elderly
- Disabled (mental, physical, developmental, dually diagnosed)
- Persons Diagnosed with AIDS and Their Family
- Persons Threatened with Homelessness

CDBG/HOME Entitlement/Repayment Funded Activities (See Table 3A):

SL-1.1 Casa Esperanza will operate a homeless day center, a 70-bed transitional shelter and 30-bed emergency shelter. The Center will provide services and outreach for approximately 1,500 homeless persons to help them reach their potential and attain permanent housing.

SL-1.2 Noah's Anchorage Youth Shelter will provide temporary housing and crisis intervention services to 195 homeless, runaway or disenfranchised youth.

SL-1.3 Domestic Violence Solutions for S.B. County –Emergency Shelter will serve approximately 150 battered female heads-of-households and their children. Temporary shelter, supportive services and transitional assistance will be provided.

SL-1.4 Transition House Comprehensive Services will provide 375 homeless families and persons with emergency shelter, transitional housing, meals, childcare, money-management assistance and job assistance at their three-stage housing program.

Prevention Activities:

1. The Housing Rehabilitation Loan Program - Homeless Prevention (Identified in objectives DH-1.1 and DH-2.1).
2. The City's Fair Housing/Discrimination Program will respond to approximately five inquiries and investigate reported cases of discrimination. Outreach to very low-income persons, who meet federal preference, will be conducted. The Rental Housing Mediation Task Force will serve approximately 1,250 clients at risk of becoming homeless. RHMTF will provide information and mediation services to anyone in a rental-housing situation (Identified in objective DH-1.2).

Non CDBG/HOME-Funded Activities

Prevention Activities:

1. Legal Aid Foundation will provide legal representation to 350 low-income clients living in the City including homeless prevention services.
2. Catholic Charities will assist 1,993 homeless and at-risk for homelessness by providing financial assistance, supportive social services (budget counseling, food, etc.) and case management to move them towards self-sufficiency. Many clients are minority households with large families.

3. People's Self-Help Housing – Supportive Housing Program will provide social services to 32 low-income residents of their housing programs (families with children and formerly homeless individuals) to help prevent failure in permanent tenancy.

4. Transition House Homelessness Prevention will provide computer education, GED and ESL services to 450 very low-income persons at-risk of homelessness.

Emergency Shelter:

5. Santa Barbara Inclement Weather Homeless Project will serve approximately 200 persons per night from December 1, 2011 to March 31, 2012. Cots, hot meals and social services will be provided.

6. AIDS Housing Santa Barbara will provide facilities for special needs low-income persons diagnosed with AIDS or other life-threatening conditions. Full supportive services will be provided in a complete care residential home serving 70 people per year.

7. WillBridge will provide a safe haven as an alternative to incarceration for 40 chronically homeless, mentally ill adults.

8. Freedom Warming Centers will provide 1815 (unduplicated) chronically homeless and at-risk individuals shelter to avoid hypothermia and avoid death on nights between December 1, 2011 and March 31, 2012 with dangerous weather conditions.

Transitional Housing:

9. Domestic Violence Solutions for S.B. County – Second Stage will provide long-term (18 month) transitional housing for 70 battered women and their children.

10. Hotel de Riviera will provide safe transitional housing with supportive services for 55 dually diagnosed homeless individuals.

11. St. Vincent's – PATHS will provide transitional housing and services for 110 women and children to allow them to gain independence from welfare.

12. New Beginning Counseling Center will provide case management services for 875 homeless persons at Casa Esperanza, New Faulding Hotel, Hotel de Riviera, WillBridge and Salvation Army, and the RV Safe Parking Project.

13. Casa Serena will provide treatment to 90 low-income women struggling with diseases of alcoholism & drug addiction at one of Casa Serena's three recovery homes.

14. Channel Islands YMCA Transitional Youth Housing will provide supportive services and life skills training to 15 youth aging out of foster care and are living at Artisan Court.

Permanent Supportive Housing:

15. New Faulding Hotel will provide social service case management to prevent failure in permanent tenancy for its 75 marginalized residents.

16. Housing Authority - HOME Assistance/Section 8 set asides (Identified in objective DH-2).

Other Supportive Activities:

17. Storyteller Children's Center will provide free childcare for 100 children age 18 months to 6 years for homeless or at-risk families so they may work, get an education and save money to get them into housing.

18. Community Kitchen will provide daily hot meals for 1,785 low-income, mostly homeless, persons.

19. Santa Barbara Neighborhood Clinics – Dental Care for the Homeless will provide no-cost dental care to 160 homeless individuals.

20. Bringing Our Community Home, which implements the 10-Year Plan to End Chronic Homelessness, will continue to have a discharge planner to work with homeless persons released from jail and will also work with street-outreach workers to maximize existing resources.

21. Council on Alcoholism and Drug Abuse – Project Recovery Detox Center will provide a residential detox program to 250 homeless and unemployed individuals.

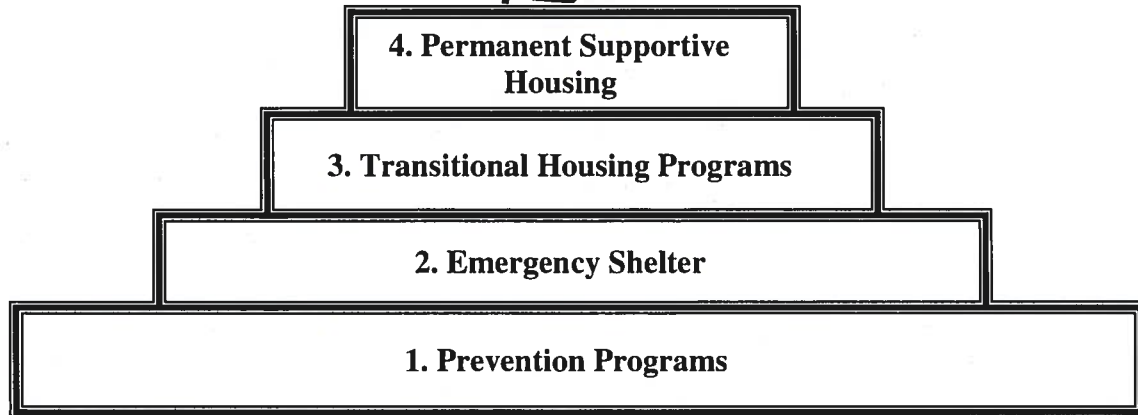
Table VI
Funding Programs and Resources Reasonably Expected to
be Available: (Funds listed in objective DH 1 and DH 2 are
not included.)

Funding Source	Amount
CDBG Entitlement	\$145,528
City General Fund	\$291,156
County General Fund	\$159,453
HUD Continuum of Care So. Coast	\$566,460

Geographic Distribution: Citywide.

2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.

The City's goal is to have a seamless continuum of care for the homeless. The City is implementing a multi-pronged effort, as shown in the following page, to provide adequate housing and social services to this very vulnerable segment of our community. The City will take the following actions: 1) prevent low income individuals and families with children (especially those with incomes below 30% of median) from becoming homeless; 2) address emergency shelter and transitional housing needs of homeless individuals and homeless families; 3) help homeless persons make the transition to permanent housing; and 4) support organizations that provide permanent supportive housing. Outreach and assessment is conducted by each individual program.



1. The City helps **prevent low-income individuals and families with children (especially those with incomes below 30% of median) from becoming homeless** through programs listed in objectives DH-1, DH-2 and SL-1. Programs, such as the Housing Rehabilitation Loan Program, the Rental Housing Mediation Task Force, Fair Housing Enforcement Program, Legal Aid, Transition House, People's Self-Help Housing, and Catholic Charities all have substantial programs to assist in homeless prevention. Catholic Charities provides small financial grants to help families meet financial obligations in an effort to prevent homelessness. Transition House developed a homelessness prevention program to assist very low-income households increase their earning potential and improve their household finance management. People's Self-Help Housing provides social services to low-income residents of their housing programs to help prevent them from becoming homeless. The Housing Rehabilitation Loan Program rehabilitates substandard multi-family buildings to prevent homelessness. The Rental Housing Mediation Task Force (RHMTF) assists and/or mediates any problem for any person in a rental housing situation to prevent the possibility of displacement/homelessness. Fair Housing Enforcement Program investigates reported cases of housing discrimination and educates the public on housing rights and responsibilities. Legal Aid provides legal services regarding uninhabitable residences, evictions, and unlawful detainers. In addition, the City of Santa Barbara is the lead agency in a three year Homeless Prevention and Rapid Re-Housing collaborative which includes Transition House, Catholic Charities, Legal Aid Foundation and RHMTF for prevention assistance and Casa Esperanza for rapid re-housing.

2. The City has and will continue to address **emergency shelter and transitional housing needs** of homeless and homeless families through support of homeless programs such as: Inclement Weather Emergency Homeless Shelter for emergency shelter during the harsh winter months; Casa Esperanza for emergency medical beds, temporary and transitional, and social services; Transition House for emergency shelter - temporary and transitional, meals, childcare and job assistance; Domestic Violence Solutions for temporary shelter, supportive services and transitional assistance for homeless battered women; AIDS Housing, Santa Barbara (Sarah House) for full supportive services in a complete care residential home for special needs persons with AIDS and terminal illnesses; Noah's Anchorage Youth Shelter for

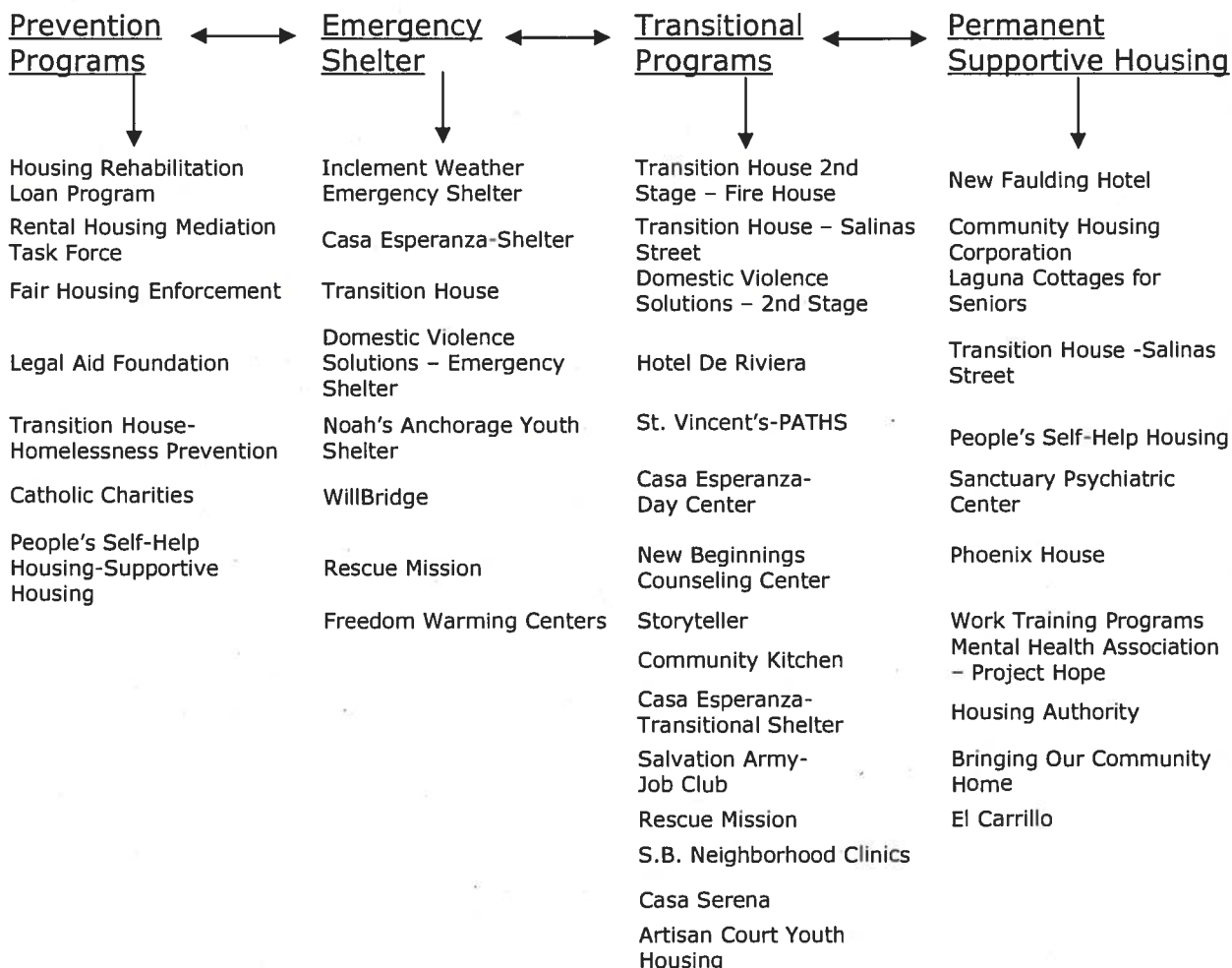
temporary housing and crisis intervention services for homeless, runaway or disenfranchised youth; Freedom Warming Centers for additionally needed emergency shelter during harsh winter months; and WillBridge for temporary shelter as an alternative to incarceration for those with mentally illness. The Rescue Mission also provides emergency shelter 10 days per month per individual.

3. The City **helps homeless persons make a transition to permanent housing** through supportive programs. The main annual goal will be the operation of a 60-bed transitional homeless facility operated by Transition House. The facility offers a full range of homeless transitional services (housing, jobs, medical, child day care). People who graduate from this program go to the "Fire House" where they continue learning life skills, such as budgeting, and save for first and security deposits for permanent housing. Transition House also has an 8-unit apartment building that will be expanded with an additional 8 units to be used as the next transitional step for their clients who graduate from the Fire House Second Stage program to permanent housing. The City is also supporting the Domestic Violence Solutions Second Stage Program that provides transitional housing for battered women and their children for up to 18 months, the Hotel de Riviera that houses dual-diagnosed homeless persons and transitions them into permanent housing and St. Vincent's PATHS program that provides transitional housing and supportive services for women with children to help them move from welfare to work and self-sufficiency. Supportive programs including Casa Esperanza Day Center for basic human services and supportive services, New Beginnings Counseling Center for case management, Storyteller for childcare, the Community Kitchen for meals and S.B. Neighborhood Clinics for dental care for the homeless are funded by the City of Santa Barbara. Other programs in the community that help people transition into permanent housing include the Casa Esperanza Transitional Shelter Program, Salvation Army Job Club Program, Casa Serena and the Rescue Mission. The Housing Authority of the City of Santa Barbara also provides permanent housing for those transitioning from homelessness. In an effort to meet the need for transitioning homeless persons to permanent housing, this City supports applications for McKinney Supportive Housing Grant funds. **Non-homeless persons with special needs categories are also identified in objectives DH-1, DH-2, SL-1 and SL-3.** Groups identified include the elderly, AIDS diagnosed, victims of domestic violence, disabled (physical, mental, developmentally), frail elderly, alcohol and drug addiction.

4. The City supports organizations that provide **permanent supportive housing** including the New Faulding Hotel for individuals and other programs through the Housing Rehabilitation Loan Program (identified in objective DH-2) and the Affordable Housing Program (identified in objective DH-2 and SL-1). Assisted entities include the Community Housing Corporation for individuals, Laguna Cottages for Seniors, Transition House for families, People's Self-Help Housing Corporation for families, Sanctuary Psychiatric Center for dual diagnosed substance abuse and mentally ill, Phoenix House for severely mentally ill, Mental Health Association for mentally ill individuals, Work Training Programs for persons with disabilities and Housing Authority for homeless individuals (including chronic homeless). Brining Our Community Home is implementing the 10-Year Plan to End Chronic Homelessness. Its goal is to successfully house chronically homeless individuals utilizing a supportive housing model. They are also coordinating existing programs and projects (both public and private) throughout Santa Barbara County by enhancing the programs that work, amending inefficient programs or delivery of services and reducing duplication of services. The City anticipates supporting other permanent supportive housing projects as the Plan continues.

These programs, as well as others listed in the Action Plan and Table VII below, create our seamless continuum of care for the homeless population in Santa Barbara.

TABLE VII
City of Santa Barbara
Homeless Continuum of Care



3. *Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.*

The City has worked closely with the County of Santa Barbara, three other cities in the County and many community members to support our Ten-Year Plan to End Chronic Homelessness, called *Bringing Our Community Home*. The organization has been operational since late 2007. It has a 30-member Governing Board, made up of government and non-profit service providers, business leaders, members of the faith-based community, homeless representatives and elected officials. Its fiscal umbrella is Casa Esperanza Homeless Shelter. Additional Action Steps for FY 2011 include:

- **Restorative Court:** Its goal is to identify those defendants arrested in the City of Santa Barbara who may benefit from sobriety and mental health programs or from reuniting them with family. Restorative Court is an

entirely voluntary court that diverts individuals charged with transient related crimes from the traditional arraignment court into a separate restorative justice court that focuses on reintegrating individuals into society. A case management plan is developed and may include getting an individual into the appropriate alcohol treatment center, coordinating release and availability of medication, locating housing, obtaining identification, and assisting the individual in obtaining social security or disability.

- Jail Outreach Coordinator: Also a member of the Restorative Court team, speaks with homeless inmates in County jail and provides discharge planning services;
- Street-outreach teams: Serve in collaboration with the Police Department and Restorative Court to maximize resources;
- Working with housing developers and supportive-services providers to increase the number of supportive housing placements; and
- Continuing to coordinate existing programs and projects by enhancing programs that work, amending inefficient programs or delivery of services and reducing duplication of services.

4. *Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.*

The City helps **prevent low-income individuals and families with children (especially those with incomes below 30% of median) from becoming homeless** through programs listed in objectives DH-1, DH-2 and SL-1. Programs, such as Housing Rehabilitation Loan Program, Rental Housing Mediation Task Force, Fair Housing Enforcement Program, Legal Aid, Transition House, People's Self Help Housing and Catholic Charities all have substantial programs to assist in homeless prevention and will be funded during FY2011. See objectives DH-1, DH-2 and SL-1 above for descriptions and amounts.

5. *Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.*

Discharge Coordination is an integral part of *Santa Barbara County's Ten-Year Plan to End Chronic Homelessness*. Bringing our Community Home secured City and County funds in 2009 to hire a Jail Outreach Coordinator. The Jail Outreach Coordinator coordinates with street outreach teams, City Police, County Sheriffs, Restorative Court and CHP officers to ensure that all arrested homeless persons are contacted while in jail and introduced to the program. The Coordinator works with each homeless inmate, their case worker (if they have one), jail medical and mental health staff, and potential housing destinations, including shelters, treatment programs, sober living homes, transitional housing programs and permanent housing sites, to determine appropriate services and placement after being discharged from jail.

COMMUNITY DEVELOPMENT

Community Development

1. *Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.*

Community development needs include a wide variety of neighborhood facilities such as child care centers and youth activity centers, improvements to parks and public spaces, human services to support physical development activities, and economic development.

2. *Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.*

**Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.*

One of the City's long-term strategic objectives is specific to community development and another one is specific to economic development. See the long-term and short-term objectives below:

SL-3 Sustainability for the Purpose of creating Suitable Living Environments

Categories of Resident to be Assisted:

- Homeless
- Female Heads of Households
- Renters
- Elderly
- Very Low Income
- Low Income
- Small Family
- Large Family
- Special Needs/Persons with Disabilities (mental, physical, developmental)
- Moderate Income
- Minority Households

CDBG/HOME Entitlement/Repayment Funded Activities:

SL-3.1 City of Santa Barbara Target Area Neighborhood Improvement Program will install sidewalks and access ramps in low- and moderate-income neighborhoods in the City's East and West sides to provide neighborhood residents with improved

accessibility; will install bus shelters at bus stops in low-income neighborhoods, will help improve safety by designing sidewalks in a low-moderate income neighborhood that currently has no sidewalks, will install cameras at the Westside Neighborhood Center beset by security issues, and will install improved lighting at Ortega Park.

Girls Incorporated will rehabilitate the Santa Barbara Center's kitchen to provide improved facilities for disadvantaged girls attending the center's after-school and summer programs.

Santa Barbara Neighborhood Clinics will provide low-income patients with improved facilities by rehabilitating the Westside Clinic.

Council on Alcoholism and Drug Abuse will make necessary building improvements to increase health and safety at the Project Recovery building, which serves low and moderate income persons with substance abuse issues and their families.

Casa Esperanza will rehabilitate the Day Center's restrooms and flooring throughout the Center, which serves 1,500 homeless persons.

Jewish Federation will rehabilitate the restrooms, replace the climate-control units and replace the roof at the community center, which serves low and moderate income persons, including at-risk youth and elderly persons.

Table VIII
Funding Programs and Resources Reasonably Expected to
be Available:

Funding Source	Amount
CDBG Entitlement	\$555,620
CDBG Reprogrammed Funds	\$100,043

Geographic Distribution: Citywide

EO-2 Affordability for the Purpose of Creating Economic Opportunities

Categories of Resident to be Assisted:

- Very Low Income
- Low Income
- Small Family
- Large Family
- Special Needs/Persons with Disabilities
- Renters
- Female Heads of Households
- Minority Households

CDBG/ HOME Entitlement/Repayment Funded Activities:

Community Development Loan Fund will be operated by Women's Economic Ventures. Approximately three small business loans will be made to persons who do not qualify for conventional bank loans. CDBG previously provided seed money to help establish the revolving loan fund. In addition, WEV will provide Self Employment Training Program scholarships to 11 low-moderate income persons to assist them to establish, stabilize, or expand their micro-enterprise businesses.

Table IX
Funding Programs and Resources Reasonably Expected to
be Available:

Funding Source	Amount
CDBG Entitlement	\$25,000
Private Banks	\$378,000

Geographic Distribution: Citywide.

Antipoverty Strategy

- 1. Describe the actions that will take place during the next year to reduce the number of poverty level families.*

The City of Santa Barbara's anti-poverty strategy includes both policy initiatives that address structural causes of poverty, and the funding of economic and social programs that enable low-income clients to move towards self-sufficiency and end the cycle of poverty. This is enabled through funding and management of the City's Human Services grants and related programs.

The City's goal in this regard is to ensure that an individual or family has enough income, as well as knowledge, personal skills, and support systems necessary to secure safe and affordable housing, obtain quality child care, fulfill education and employment goals, access physical and mental health services, save money for future needs, obtain nutritious food and acquire basic necessities such as clothing, and build strong, stable families. The City will continue to focus on self-sufficiency as its primary anti-poverty approach through the Consolidated Plan, by administering existing programs and implementing initiatives for new human service programs.

A relatively new City-wide initiative involves a gang activity reduction strategy. Noting the high correlation between the rate of poverty and low per-capita income with the concentration of crime activity, the City must target low-income families with the assistance they need, in home and at school, to curtail the negative effects of gang-related activity on the individuals involved and the community at large. Those living in low-income families are more frequently being exposed to violence, either as a victim or as a witness. Exposed individuals show symptoms of Post Traumatic Stress Disorder and clinical depression.

Youth development programs must be included with support programs to enable these families to earn enough income to become stable. Immediate action is needed in the poorest households, and there is a need for better coordination of programs to strengthen their impact and maximize resources.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-Homeless Special Needs

- 1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.*

Non-homeless Special Needs are included in the City's long-term strategic objective specific to preventing and ending homelessness, see Homeless section above. Groups identified include the elderly, persons with HIV/AIDS, victims of domestic violence, disabled (physical, mental, developmentally), frail elderly, and persons with an alcohol or drug addiction (also see Table 1C of the 2010-2014 Consolidated Plan). Specific activities related to non-homeless special needs are detailed in the objectives in sections DH-1, DH-2, SL-1, SL-3 of the Action Plan.

2. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.*

Non-homeless Special Needs are included in the City's long-term strategic objective specific to preventing and ending homelessness. See Homeless section above. The resources reasonably expected to be available to address non-homeless special needs are included in Table VI, above.

OTHER NARRATIVES/ATTACHMENTS

Include any Action Plan information that was not covered by a narrative in any other section.

Affirmatively Further Fair Housing Policy and Procedures

Results of Analysis of Impediments to Fair Housing (See the City of Santa Barbara's Analysis of Impediments to Fair Housing Choice for detailed information).

- The City of Santa Barbara continues to need comprehensive Fair Housing services that include intake, testing and negotiation.
- There is a continuing need for education among county tenants and landlords regarding Fair Housing laws and special populations (i.e. physically and mentally disabled, large families, child-care providers, Section 8 tenants).
- There continues to be a need for Fair Housing Enforcement Program activities with an emphasis on education regarding disability accessibility.
- There is a critical need for affordable housing.
- Affordable and decent housing for large households is needed preferably near community services.
- More handicapped accessible housing is needed.
- There is a need for permanent supportive housing for chronically homeless persons.
- Rehabilitation of existing affordable older housing stock is needed to maintain housing choice.
- City review boards need to shorten the review time and reduce burdensome requirements on housing development.

Measurable Goals for Fiscal Year 2011-2012:

1. The City of Santa Barbara will **fund and strengthen its Fair Housing Enforcement Program.**
 - This program will respond to, and investigate if necessary, approximately five

- complaints from the public.
 - Brochures and information packets for landlords and tenants will be distributed throughout the City of Santa Barbara.
 - Advertising and outreach education will be conducted on the local public access television channel, the City of Santa Barbara's Web Page, City Council and County Board of Supervisors meetings, the local rental property association meetings, local newspapers and various presentations.
2. The City of Santa Barbara will **maintain and improve its Rental Housing Mediation Task Force Program.**
 - The RHMTF will provide six presentations for Fair Housing education on housing rights and landlord/tenant responsibilities.
 - The program will serve approximately 1,250 people with housing-related problems.
 3. The City of Santa Barbara will **provide funds for agencies that further Fair Housing.**
 - Legal Aid will be funded through Human Services to provide legal assistance in housing, family law, domestic violence, public benefits, and civil rights for 350 low-income families and individuals.
 - The City will fund four child-care programs with the specific intent to allow parents, especially from large family and minorities, a chance to work so they can afford housing.
 4. The **Joint Cities/County Affordable Task Group will hold twelve meetings to further develop affordable housing on a Countywide basis.** This group consists of the county's local non-profits and cities.
 5. The City of Santa Barbara will **operate and fund the Housing Rehabilitation Loan Program in order to maintain affordable housing stock,** especially for minorities and women.
 6. The City will **work with local CHDO's, housing non-profit agencies and the housing authority to develop affordable housing utilizing CDBG, HOME and Redevelopment funds.**
 7. In an effort to create more housing, the City will **attempt to undertake a demonstration project to create a special zone in the city for mixed-use residential/office buildings.**
 8. The City will **maintain and fine-tune their new computer application procedures to streamline the permit review process** that will reduce time and save money and thereby reduce the cost of housing.
 9. The City will **maintain its policy of scattered site development.** This means that affordable housing project developers will be encouraged to build in non-low income neighborhoods, preferably new community services.
 10. The City will **require all new housing developments to meet handicapped accessible standards.** A separate committee, with at least one disabled person on it, will review development plans for all new construction to ensure compliance with standards.

11. The **Housing Authority of the City of Santa Barbara** will maintain a work training program for low-income minority youth in order for the youth to gain valuable employment skills in order to be able to afford housing.
12. The City will work with the County of Santa Barbara on a comprehensive homeless grant for HUD Continuum of Care funds to be utilized to access housing for homeless persons as well as the **Ten-Year Plan to End Chronic Homelessness**.
13. The City will fund the **Independent Living Resource Center** to assist disabled persons to secure affordable accessible housing and to educate landlords on the benefits of retrofitting rental units to make them accessible to persons with disabilities.
14. The City staff will encourage review boards to reduce the amount of review and streamline the review process to reduce the cost of housing.